



36 Byne Road, Carshalton, SM5 2SH | **£535,000 Freehold**

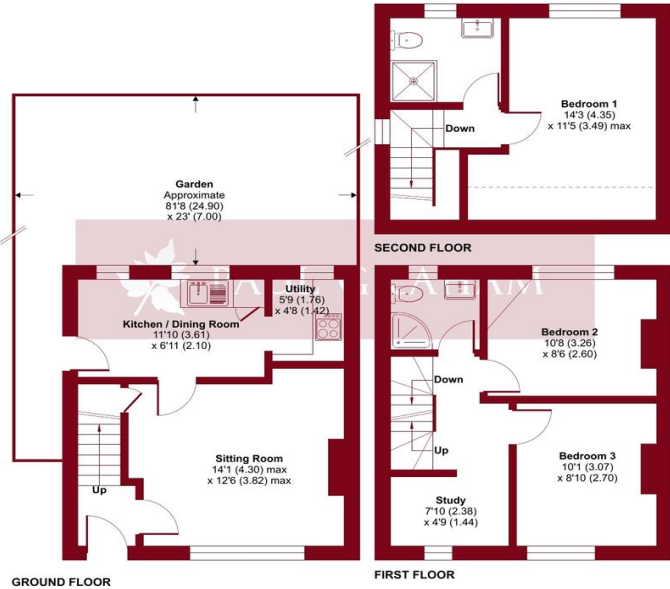
A charming three double bedroom semi-detached family home, presented in good condition throughout and offering spacious accommodation over three floors, including a loft extension.

The property further benefits from off-road parking, two bathrooms, and a large rear garden with excellent potential to extend (STPP), all set within a highly sought-after central Carshalton location close to transport links, green spaces, and well-regarded schools.

Byne Road, Carshalton, SM5

Denotes restricted
head height

Approximate Area = 845 sq ft / 78.5 sq m
Limited Use Area(s) = 27 sq ft / 2.5 sq m
Total = 872 sq ft / 81 sq m
For identification only - Not to scale



ENTRANCE HALL

SITTING ROOM 14' 1" x 12' 6" (4.29m x 3.81m)

KITCHEN/DINER 11' 10" x 6' 11" (3.61m x 2.11m)

UTILITY ROOM 5' 9" x 4' 8" (1.75m x 1.42m)

GARDEN 81' 8" x 23' 0" (24.89m x 7.01m)

BEDROOM 3 10' 1" x 8' 10" (3.07m x 2.69m)

BEDROOM 2 10' 8" x 8' 6" (3.25m x 2.59m)

STUDY 7' 10" x 4' 9" (2.39m x 1.45m)

BATHROOM

BEDROOM 1 14' 3" x 11' 5" (4.34m x 3.48m)

BATHROOM

OFF ROAD PARKING

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2020. Produced for Paul Graham. REF: 1401620



IMPORTANT NOTE: Paul Graham have not tested any services, heating system, appliances, fixtures or fittings. References to the tenure of a property are based on information supplied by the seller as Paul Graham have not had sight of the title documents. Neither has Paul Graham checked any existing or necessary planning consents, building regulations or rights of way. Prospective purchasers are advised to obtain verification from their solicitor or surveyor. PLEASE NOTE: All measurements are approximate and represent the maximum dimensions of any room (into bays and alcoves) and a margin of error should be allowed.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

CARSHALTON

Residential Sales
62 - 64 High Street
Carshalton
Surrey SM5 3AG

Tel. 020 8773 7200

Email. carshalton@paulgraham.co.uk

WALLINGTON

Residential Sales
3 Wallington Square
Woodcote Road
Wallington
Surrey SM6 8RG

Tel. 020 8669 5201

Email. wallington@paulgraham.co.uk